

**GCRA PUBLIC HEARING ON HOME AND CDBG FUNDS TO BE HELD AT 7:00 P.M.  
BEFORE THE COUNCIL MEETING**

**Imma Nwobodu from Greenville County Redevelopment Authority gave the presentation on HOME and CDBG funds. Mauldin will receive funds in the amount of \$166,190 in CDBG funds and \$68,978 in HOME funds. The hearing was closed at 7:20 p.m.**

**MINUTES  
MAULDIN CITY COUNCIL  
FEBRUARY 20, 2017  
7:00 PM  
COUNCIL CHAMBERS**

**Members present were Mayor Dennis Raines, Council members Dale Black, Carol King, Taft Matney, Terry Merritt, Scott Crosby and Larry Goodson. City Attorney John Duggan and City Administrator Trey Eubanks were also present.**

1. Call to order. – Mayor Raines
  - a. Invocation- Councilman Merritt
  - b. Pledge of Allegiance- Councilman Merritt
  - c. Welcome- Mayor Raines
2. Proclamations and Presentations-Mauldin Chamber; special presentation  

Miss Mauldin and Miss Mauldin Teen were present to tell about their platforms for this year.
3. Reading and approval of minutes.- Council minutes January 23, 2017; Special called council January 23, 2017

Councilman Matney made a motion to approve the minutes with Councilman Crosby seconding. Councilman Merritt asked that Chairman Merritt be changed to Chairman Crosby on page 2 and on page 3, Chairman Merritt be changed to Councilman Merritt. With those changes, the vote was unanimous to approve the regular council minutes for January 23, 2017 (7-0).

Councilman Matney made a motion to approve the January 23<sup>rd</sup> special called minutes with Councilwoman King seconding. The vote was unanimous (7-0).

4. Public Comment.
  - a. Beth Richardson- I live at 210 Pinecrest Drive and I have attended all of the meetings in which you have talked about this. I have a few items I would like you to think about prior to the vote. The majority of the residents are against the

rezoning. I wanted to reiterate that. Mainly, this is because we are concerned about the quality of life in our neighborhood, and the traffic is terrible there. That is our biggest concern. We are also concerned about White Drive being narrow and it is not in good condition. There will be construction vehicles and much more traffic coming in. How are we going to handle that? These are concerns.

Our neighborhood has speed bumps up and down and it is already a problem. There is a speed bump right there where the entrance to this new neighborhood would be. My mom is at 208 and I am at 210. The entrance to the retention pond is on one side of me and one side of my mom. There will only be a chain link fence. Houses with chain link will not help our neighborhood's aesthetics.

We have asked that the entrance be moved to White Drive with opposition from the builder, saying they will lose a couple of their lots. We have to do what is best for the neighborhood and this is not. I just want to make sure you are thinking about that and all of the construction vehicles on those roads plus the traffic.

- b. Dana Greer: I live at 318 South Main Street. I attended the meeting before this meeting on the sports center and I read the report before then. I was concerned because they have 4 below compliance, 5 near compliance, and one with not enough information. Out of ten things, four are below compliance. These are some of my thoughts. You have to have job descriptions. Employees must know what they are supposed to do. How else can you evaluate them? It is ridiculous that there is not some kind of software program that can keep up with who is coming in and who is there so you can keep a record of people.

It must be easier to sign up online. People who work want to be able to go online to sign their child up. They don't want to come to the sports center to sign them up and pay their fee. There should be a website for the sports center that is easy to get to so that people will know what classes they can go to.

Staff development- teachers have to be certified so you have to have a good certification program. New programs are important so we can keep up with new trends. Near compliance doesn't even come close when you are talking about trends. You have to stay on top of what people want.

Child watch is a must. People are not going to come if they don't have a place for their children to go. Going to the cultural center is not an option because mom wants her child in the same place as her. The report says that some machines are too often broken or not working properly. This is unacceptable. It is a competitive world and with all the sports things we have, you need to have a lease agreement where they replace equipment every three to five years.

There should be a manager there at all times. Not an hourly employee, but someone there at all times to manage the people. Cleanliness, friendliness and equipment can make a sports center. Cleanliness, friendliness and equipment. There is a total lack of competence here and how can you talk about building a \$17 million building when you can't even run the sports center? Thank you.

5. Report from City Administrator

Trey reported that the chamber has some lunch and learns coming up as well as a job fair and a legislative town hall meeting on April 6<sup>th</sup>. The newcomers guide and directory is complete and around at various municipal facilities.

The first budget workshop is March 16<sup>th</sup>. Last Thursday, BB&T had their groundbreaking. This is a \$30 million investment in the City. Verizon is expanding and adding more jobs. Morley is creating over 270 jobs. Anyone Home is going to create 570 new jobs over the next five years. TTI announced a 20 million dollar investment late last year. Project Siberian is a potential \$8.1 million investment and 100 new jobs. The new social security building is relocating from downtown Greenville and is a \$5.5 million investment. It will be leased by the federal government.

6. Reports from Standing Committees

- a. Recreation (Chairman Merritt)- The report is on file.
- b. Finance and Policy (Chairwoman King)- The report is on file.
- c. Public Safety (Chairman Crosby)- The report is on file.
- d. Public Works (Chairman Goodson)- The report is on file.
- e. Economic Planning and Development (Chairman Matney)- The report is on file.
- f. Building Codes (Chairman Black)- The report is on file.

7. Unfinished Business

- a. Consideration and action on amendment to City Code of Ordinances Section 2-72

(Finance and Policy)- Chairwoman King made a motion to repeal City code section 2- 72. Councilman Matney seconded the motion and the vote was unanimous (7-0).

b. Consideration and action on Text Amendment: Temporary Uses & Structures (Building Codes)- A public meeting was held and the City did not hear a lot of comments on this. This passed the planning commission and city council first reading unanimously. Chairman Black made a motion to approve this ordinance and to strike the 180 day moratorium that was issued on December 19<sup>th</sup>. Councilman Goodson seconded the motion and the vote was unanimous (7-0).

c. Consideration and action on Pinecrest rezoning (Building Codes) – This is rezoning of 10.1 acres. It is currently R20 but is recommended to be rezoned to R12. The construction phase will start to be presented to council if this property is rezoned. There is a precedent for R12 in this area. Chairman Black made a motion to accept this rezoning to R12 with the understanding that many other public meetings will be held on this issue before any construction begins. Councilwoman King seconded the motion. Councilman Matney said when council considered the development at Corn and Miller, Council had to consider what the County could put on that property if it was not brought into the City. This situation is different because the area is already in the City. The neighborhood is opposed to the rezoning. Councilman Matney said he is less than confident with the proposed plan.

Mayor Raines said the emails he has received say that the neighborhood is not opposed to the development per se, but the traffic. Mr. Eubanks has copies of the traffic calming policy if anyone is interested in looking at that.

Councilman Goodson said the developer is going to sit down with Council to talk about the plan. Chairman Black said restrictions cannot be put on the builder at this time. Once the rezoning is finished, then discussions can start on what can be done. Councilman Goodson said when he first heard about this, he thought it would be townhomes. He is much more comfortable with single family homes.

Councilman Merritt said he feels pain about traffic as well. The days when you only saw a few cars come down the street are gone. These are single family homes that are on the higher side. People want to live in Mauldin. Growth is coming and it is going to happen. We need single resident homes in the \$200,000-\$300,000 range. He said he is disappointed that Council did not get more information from the developer on the plans for the homes.

Councilman Crosby said the area to the west of Pinecrest and to the south of White Drive are R12. This development will be very similar to what is there now. Mayor Raines said he knows about traffic as he lives on East Butler Road. The vote was 6-1 with Councilman Matney opposing.

- d. Consideration and action on East Butler rezoning (Committee of the Whole)- Councilman Merritt made a motion to consider this item informally. Councilman Crosby seconded the motion and the vote was unanimous (7-0). Councilman Black made a motion to accept this rezoning of Evangel Church at Millport Circle. The current zoning is R15 and they have requested C2. Councilman Goodson seconded the motion and the vote was unanimous (7-0).

## 8. New Business

- a. Consideration and action on dogs in parks (Rec)- This item came up for discussion when we started talking about park signage. The recreation committee brought this to council for consideration. If dogs were allowed they would be under control, on a leash less than six feet long, dogs will not be permitted in playground areas or during special events, and owners would have to pick up the dog waste. Dog waste stations are \$299 per station. Councilman Goodson asked about the cultural center. Chairman Merritt said the area at the cultural center is not a park, it is the cultural center grounds. Therefore, dogs would not be allowed there. They are also not allowed during special events, such as the barbecue.

Mayor Raines stated he would like to consider a dog park, not just dogs in existing parks. The one in Conestee is popular. We will have some property open up on Gilder Creek near East Butler that could be used, but the City of Greenville prohibits dog parks in wetlands, so we might want to research that.

Councilman Matney said dog parks are a separate issue and doesn't want to muddy the issue before council. A dog park would require construction of fencing and other equipment. We could look at a dog park down the road, but this would allow dogs in our current parks. Dogs would be allowed on the trails, but they would be away from playground areas. Councilman Crosby said he agreed and would like to take dog parks up as a separate issue later.

Councilman Goodson asked if it should be spelled out in the ordinance that dogs would not be allowed at the cultural center. Chairman Merritt said if people choose to walk their dog on City Center Drive, that would be ok. It is a street. If there is a special event, dogs are excluded. Chairman Merritt said the people he has heard from want to be on the walking trails without dogs or the mess that someone did not pick up.

Councilman Black said he grew up with dogs and likes them, but he has heard from some people who are deathly afraid of dogs and do not want them in the parks. It only takes one time for a dog to bite someone. How will we police this?

Chairman Merritt made a motion to return this item to committee. Councilman Black seconded the motion and the vote was unanimous (7-0).

- b. Consideration and action on GCRA resolution (Finance)- Chairwoman King made a motion to adopt this resolution for the CDBG and HOME funds. Councilman Merritt seconded the motion and the vote was unanimous (7-0).
- c. Consideration and action on work off right of way ordinance (PW)- Chairman Goodson said this would give us the opportunity to have a procedure to do work off rights of way if our citizens request it. Chairman Goodson made a motion to approve this ordinance with Councilman Crosby seconding. Councilman Merritt said there is a double asterisk in one of the forms with no footnote. They said this was a copy of the original and he would find out what the asterisks are referencing. On the Right of Entry agreement, there is a "County" that should be a "City." With those corrections, the ordinance passed unanimously on first reading (7-0).
- d. Consideration and action on use of cultural center cabin (EPD)- Chairman Matney made a motion to utilize the cabin as an ice cream shop. The shop would have a lease to use the cabin. Councilman Crosby seconded the motion.

Councilman Goodson said that Council has been trying to have the cabin utilized for some time. He doesn't want the ice cream shop to conflict with Christmas activities or high school prom pictures. Councilman Goodson is also concerned that the porch would be closed off. Councilman Black said the cabin was moved 10-15 years ago from Camp Old Indian. He does not want to see it lose its historical significance. If the tenant moves out, the cabin would need to be put to its original state. How much damage might be done? Councilman Black would like a similar building built near the amphitheater for this purpose.

Chairman Matney said using the cabin during Christmas would not be affected because the ice cream, shop is not open then. The owner would, however, be happy to open up for special occasions if we would like him to. Chairman Matney said if the ice cream store moved, the building would be restored back to its original state. This would bring foot and vehicle traffic to the cultural center.

Councilman Merritt said he was intrigued when he heard about this. He goes to the location in Simpsonville. He asked the owner why he wants the cabin since there is a lot of work that needs to be done to get into the building. He thought the reputation in Simpsonville would bring people to the Mauldin location. Councilman Merritt said his concern is enclosing the front porch and needing steps so that people could reach the window. He said he is also intrigued by Councilman Black's idea of constructing a building near the sports center. Councilman Merritt said he would like to see this go back to committee.

John Duggan said what is before council tonight is for staff to negotiate a lease, which is an interest in real property. It would need two readings and require an ordinance. There has been no specific proposal to council. John recommended that council ask for one so that the body can make an informed decision. Chairman Matney said a proposal would include design standards and how the operations would work. Councilman Merritt said council needs to find out if the improvements that need to be done will stay in the cabin once the business is gone- such as water and sewer, or what needs to be done to restore it to its original condition. John said what obligations the city would have would be part of the negotiation. He said if there are significant design issues, we

would probably have a construction contract which would specify what each party would do.

Councilwoman King said ice cream season is upon us and this council is not known for moving quickly on these types of things. She said she would like to see the council approve this and allow staff to start negotiations on the lease. Councilman Merritt said he knows that council doesn't move quickly, but you haven't seen anything until the owner goes into the building codes department. Councilwoman King said considering another location would also be time consuming. We should allow staff to begin negotiations for the lease. Councilman Matney said if we do not allow these lease negotiations, council is basically telling a business that wants to locate in the City of Mauldin that we do not want them.

Councilman Black asked what protection the City would have if the business fails. Who would put it back to the condition it was in before? John Duggan said the remedy would be to file a bankruptcy lien. To avoid that, you could require them to post a bond so that there is something for the City to fall back on.

Mayor Raines said he doesn't believe the owner has even been asked if he would consider another location. The vote was 5-2 to approve this project for development and allow staff to work out a lease agreement. Councilman Merritt and Councilman Black voted against the motion.

- e. Consideration and action on Undiscovered South Carolina grant (EPD)- Councilman Matney said this came through committee in November. This grant was put on hold to move the funds to hurricane victims. This is a program from Parks, Recreation, and Tourism to develop publicly owned attractions. We are going to ask for \$125,000 from PRT with a dollar for dollar match with the City's \$125,000 coming from hospitality and accommodations tax.

Councilman Merritt made a motion to consider this item informally. Councilman Crosby seconded the motion. The vote was unanimous (7-0).

Councilman Matney made a motion to apply for \$125,000 from PRT with a \$125,000 City match from H and A funds. Councilwoman King seconded the motion. Van Broad said the money would be used for sound, lighting, and flooring at the center. Upfits will be continued. Councilman Goodson asked if the expenditures would be voted as this goes along. Trey Eubanks said yes, council would approve a contract for the work to be done. The vote was unanimous (7-0),

9. Public Comment

- a. Julianne Acuff from 135 Woodcreek Drive. I am not opposed to the growth of Mauldin. I was a little bothered by what comes across from council as a flip attitude regarding if you think your traffic is bad, you should see the traffic on my street. I would encourage council that when the time does come, to look at the studies carefully. Look beyond this little area. The retention pond area- we have drainage ditches with rip rap. The rip rap is now in one corner from the first good rain we had. We have ditches with water pipes in them exposed. You could float a canoe in my yard. When I talked to the County about it a long time ago, there was money for that, but it has since dried up. Even if there is a retention pond, please consider the hill. The water seeps through the ground. Traffic comes in and is significant. I no longer go home on Butler. When you turn in, it is not safe to turn left from Butler from 5:00pm- 6:00 pm. You have traffic waiting there and traffic going to Ashmore Bridge.

Mayor Raines: You have to find three friends.

Julianne Acuff: Right. It is difficult. My car was totaled when it was t-boned. When I go to the post office, I cut through. It is my neighborhood and I have the right. You can't block off one end, because people can't get back in. I lived in Atlanta and this is like it was when I left. We are going to have spaghetti junction. Take a good long look and be very thoughtful as you allow the construction to come in.

Miss Mauldin: I don't live in Mauldin. I live in Walhalla. But, there are rises in obesity and more people coming into Mauldin. More townhomes and apartment where people do not have room to walk their dogs. It is important to note that as new people come in, the dogs should be allowed in the parks so that people have room to walk their dogs. Thank you.

10. Council requests

Councilman Crosby responded to the lady that spoke of the flippant attitude. He said council takes these issues very seriously. You cannot stop growth. He has given the situation a lot of thought and knows the other members of council have as well. Part of growth is the price point that has to be met. Smaller houses need to be put on smaller lots for the average family to be able to buy. Land is expensive. You have to go to the country to find larger lots.

Councilman Matney said there were unspoken needs for prayer and asked that we remember everyone in need.

Councilman Merritt said DOT is listening. City staff has reached out to DOT with various concerns. He encouraged staff to continue to reach out with our traffic concerns. We are growing and need to keep telling DOT we would like to see a proactive approach.

11. Adjournment.- Mayor Raines adjourned the meeting.

Respectfully Submitted,

Cindy Miller  
Municipal Clerk